



## Property Highlights

- 15,000 SF of subdivided distribution warehouse/manufacturing space located in the Milan Industrial Park
- 30" Sidewalls
- Two drive-in OH doors-20' x 20'
- One truck dock door
- 800 Amps 240V-3 phase power
- 5-ton crane
- Outdoor fenced-in storage lot
- Zoned I-1 (Parcel # 16-26-100-023)
- For Lease at \$4.75 SF NNN (Property taxes \$1.16, Insurance \$0.20, and CAM \$1.00)

# Industrial Warehouse

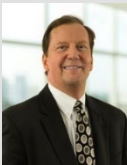
1040 W. 11<sup>th</sup> St., Milan, IL

<b>FOR LEASE</b>	<b>\$4.75<sub>PSF NNN</sub></b>
<b>BUILDING SIZE</b>	<b>15,000 SF</b>

## Details

<b>Lot Size</b>	<b>6.27 Acres</b>
<b>Zoning</b>	<b>I-1</b>
<b>Year Built</b>	<b>1976</b>

For more information, please contact:



**CHARLIE ARMSTRONG, SIOR**

*Vice President/Director*

c: 563-529-6600

e: carmstrong@ruhlcommercial.com

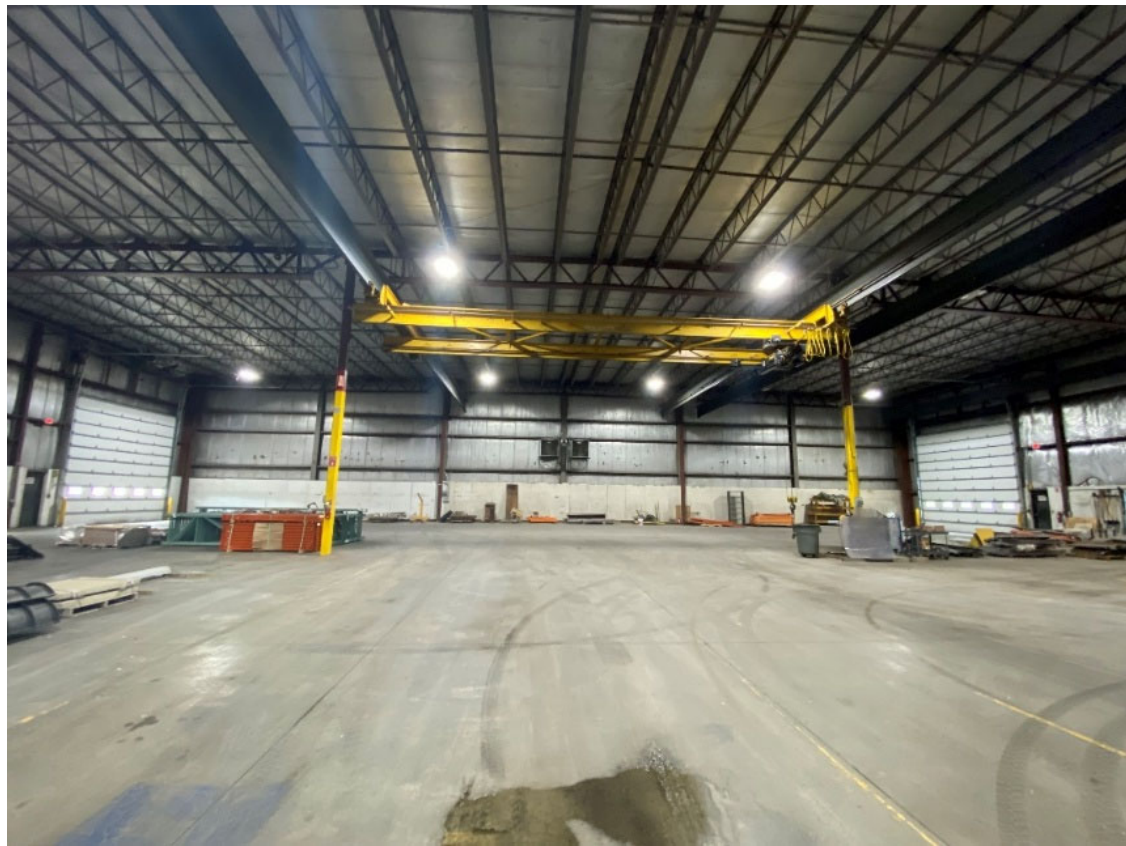
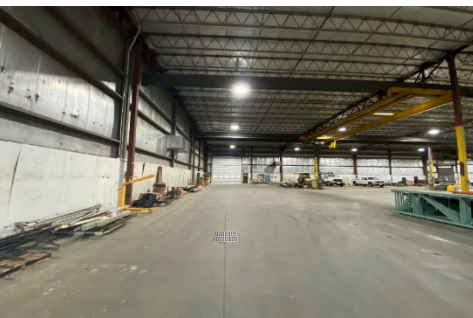
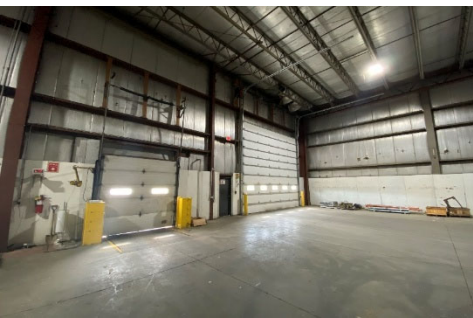
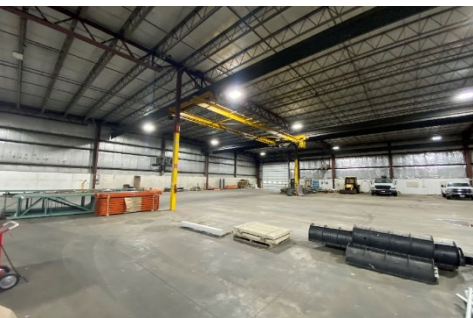


**ALEX KELLY**

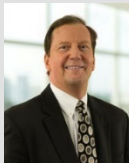
*Vice President/Director*

c: 309-236-5489

e: akelly@ruhlcommercial.com



For more information, please contact:



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*Vice President/Director*

c: 563-529-6600

e: [carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)



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